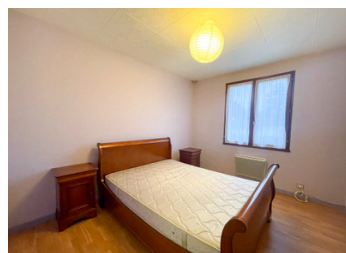


Five-bedroomed house in enclosed garden with electric gates. Basement & garage. Quiet village 5-10km to shops.



INFORMATION

Town:	Voulmentin
Department:	Deux-Sèvres
Bed:	5
Bath:	1
Floor:	139 m2
Plot Size:	1007 m2



IN BRIEF

Well located in the pleasant and popular village of Voulmentin, with easy access to Nueil Les Aubiers, Argentonay and Bressuire. Shops and services at 7km.

On mains drains with conformity certificate.

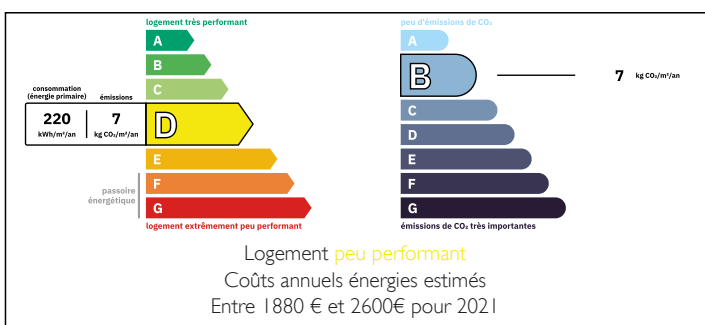
Built in the 1980s the house sits in a good sized, enclosed garden, with recent electric entrance gate and garage door. In need of refreshment and some work to improve the thermal efficiency.

Nearest supermarket/schools/town: Nueil Les Aubiers 7km , Argenton Les Vallées 8km, Bressuire 15km.

Nearest airports : Nantes 102km, Poitiers 90km, Tours 145km, La Rochelle 120km.

Nearest ferry : St Malo 270km, Le Havre 365km.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The house comprises:

Entrance [6m²]

WC

Kitchen [14m²] opening onto terrace

Large Living/Dining room (40m²) with open fireplace and access to terrace and southwest-facing garden

1st floor:

Three large bedrooms [10m², 11m², 11m²]

Bathroom with double sinks

2nd floor:

Two bedrooms [12m², 14m²] and Child's room/office [5.5m²]

Small attic.

Electric heating (individual radiators) and a reversible hot/cold air conditioning unit in the living room.

Double-glazed windows (from the 80s, wood)

Mains drainage.

In good overall condition, the interior needs refreshing, and some work to improve thermal efficiency.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 910 EUR

Taxe habitation: EUR

NOTES